



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.:	A-25:183	SUBJECT PROPERTY:	631 Highway No. 8, Flamborough
ZONE:	'A2' (Rural)	ZONING BY-LAW:	Hamilton Zoning By-law 05-200

APPLICANTS: Owner: Jenna Johnston
Agent: Richie Khanna R&R Designs Ltd

The following variances are requested:

1. A minimum Lot Area of 0.25 hectares shall be provided instead of the minimum lot area of 0.6 hectares required for a lot containing an Additional Dwelling Unit.

PURPOSE & EFFECT: To permit the construction of an Additional Dwelling Unit within an existing Single Detached Dwelling.

Notes:

- i. Please be advised insufficient information was provided to determine parking requirements. Additional variances may be required if conformity with Section 5 of the Hamilton Zoning By-law 05-200 cannot be achieved.

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

This application will be heard by the Committee as shown below:

DATE:	Thursday, September 25, 2025
TIME:	3:00 p.m.
PLACE:	Via video link or call in (see attached sheet for details)

	City Hall Council Chambers (71 Main St. W., Hamilton)
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit www.hamilton.ca/committeeofadjustment
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton

PUBLIC INPUT

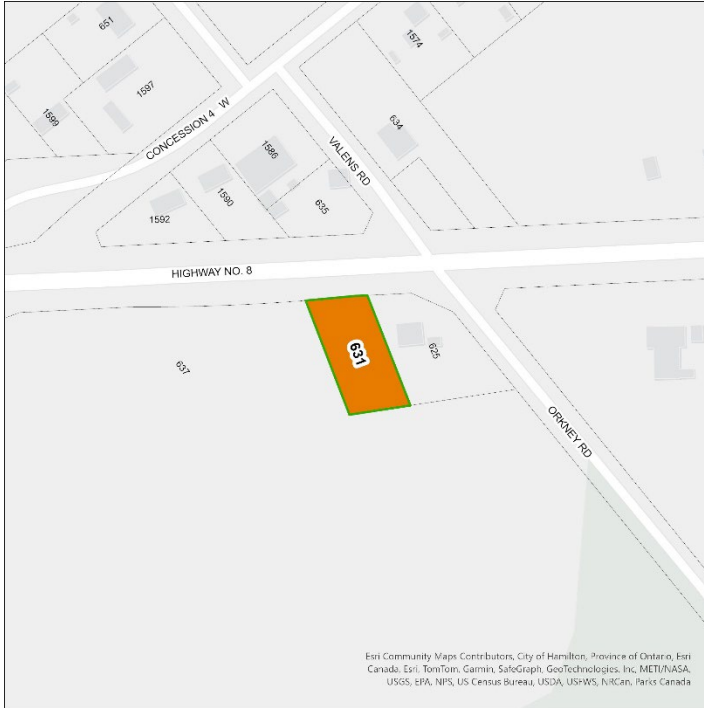
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 23, 2025

Orally: If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon September 24, 2025

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:183, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 Subject Lands

DATED: September 8, 2025

Justin Leung,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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PARTICIPATING PROCEDURES

1. Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the deadline date for written comment submissions listed on the Notice of Public Hearing.

How to Submit Written Comments:

By Email:

Send to: cofa@hamilton.ca

By Mail:

Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

2. Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

3. In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing. To register, email cofa@hamilton.ca with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

5. Presentations

All presentations are permitted at the discretion of the Committee.

Virtual Presentations:

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

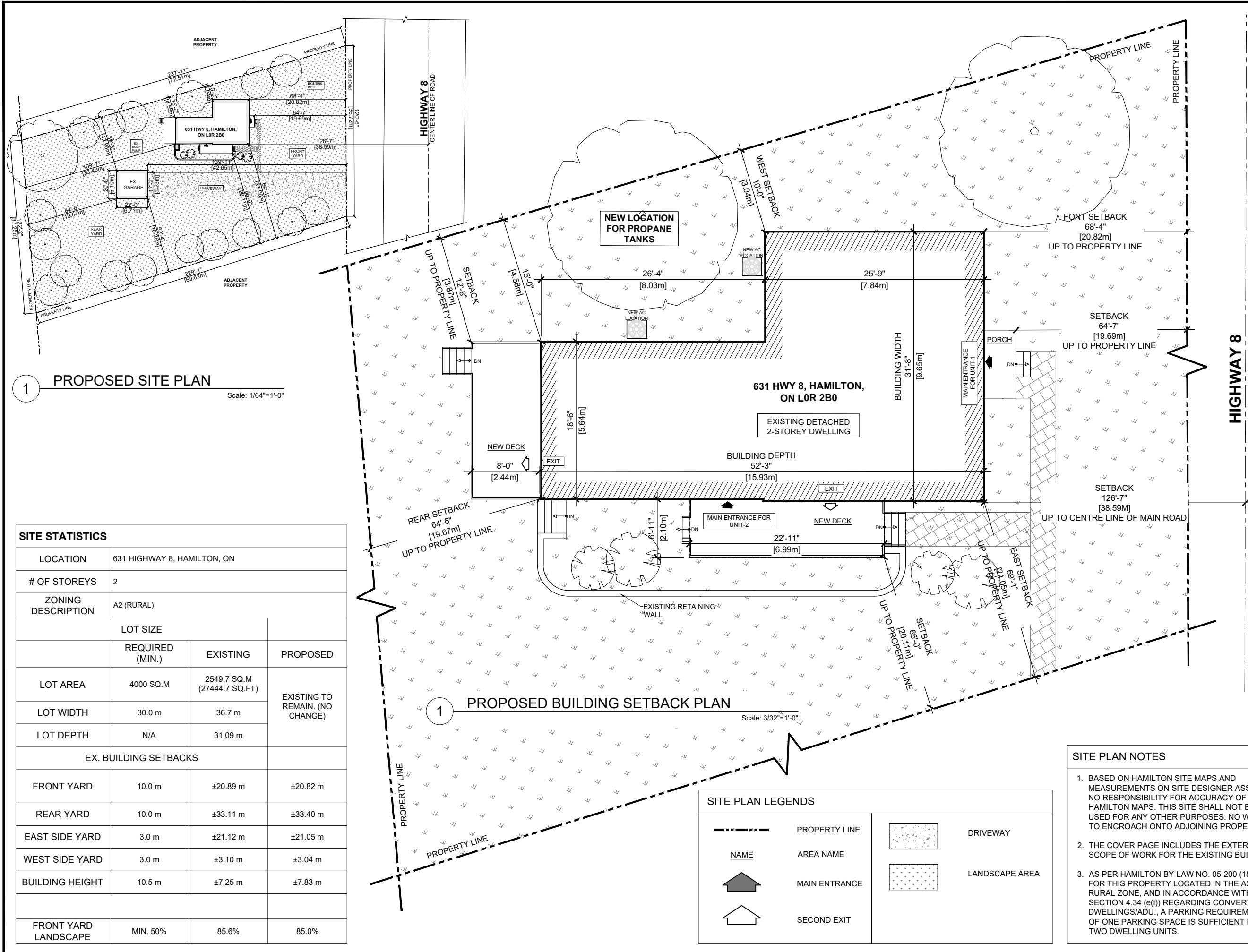
In-Person Presentations:

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to cofa@hamilton.ca **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

6. Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at cofa@hamilton.ca or call 905-546-2424 ext. 4221.



1 PROPOSED SITE PLAN
Scale: 1/64"=1'-0"

SITE STATISTICS			
LOCATION	631 HIGHWAY 8, HAMILTON, ON		
# OF STOREYS	2		
ZONING DESCRIPTION	A2 (RURAL)		
LOT SIZE			
	REQUIRED (MIN.)	EXISTING	PROPOSED
LOT AREA	4000 SQ.M	2549.7 SQ.M (27444.7 SQ.FT)	EXISTING TO REMAIN. (NO CHANGE)
LOT WIDTH	30.0 m	36.7 m	
LOT DEPTH	N/A	31.09 m	
EX. BUILDING SETBACKS			
FRONT YARD	10.0 m	±20.89 m	±20.82 m
REAR YARD	10.0 m	±33.11 m	±33.40 m
EAST SIDE YARD	3.0 m	±21.12 m	±21.05 m
WEST SIDE YARD	3.0 m	±3.10 m	±3.04 m
BUILDING HEIGHT	10.5 m	±7.25 m	±7.83 m
FRONT YARD LANDSCAPE	MIN. 50%	85.6%	85.0%

1 PROPOSED BUILDING SETBACK PLAN
Scale: 3/32"=1'-0"

SITE PLAN LEGENDS			
	PROPERTY LINE		DRIVEWAY
	AREA NAME		LANDSCAPE AREA
	MAIN ENTRANCE		
	SECOND EXIT		

- SITE PLAN NOTES**
- BASED ON HAMILTON SITE MAPS AND MEASUREMENTS ON SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF HAMILTON MAPS. THIS SITE SHALL NOT BE USED FOR ANY OTHER PURPOSES. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.
 - THE COVER PAGE INCLUDES THE EXTERIOR SCOPE OF WORK FOR THE EXISTING BUILDING.
 - AS PER HAMILTON BY-LAW NO. 05-200 (15-173), FOR THIS PROPERTY LOCATED IN THE A2 RURAL ZONE, AND IN ACCORDANCE WITH SECTION 4.34 (e(i)) REGARDING CONVERTED DWELLINGS/ADU., A PARKING REQUIREMENT OF ONE PARKING SPACE IS SUFFICIENT FOR TWO DWELLING UNITS.

ARCHITECT/ENGINEER

R&R DESIGNS

92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547-8668
Richie Khama
richie@r-rdesigns.net
WWW.R-DESIGNS.NET

- NOTES:**
- CONTRACTOR SHALL CHECK DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - DO NOT SCALE DRAWINGS.
 - THE DESIGN AND DRAWINGS WERE DEVELOPED FOR A SPECIFIC PURPOSE AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED FOR ANY OTHER PURPOSE.

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	14-04-25
2	REV. FOR PERMIT	14-07-25

NORTH

FILE #. 2025-RR06

DRAWN BY: B.P.
REVIEWED BY: R.K.
DATE: APR 2025

PROJECT NAME:
EXIST. BUILDING INT. - EXT. RENOVATIONS

ADDRESS:
631 HWY 8,
HAMILTON, ON.

SHEET NAME
PROPOSED
SITE PLAN

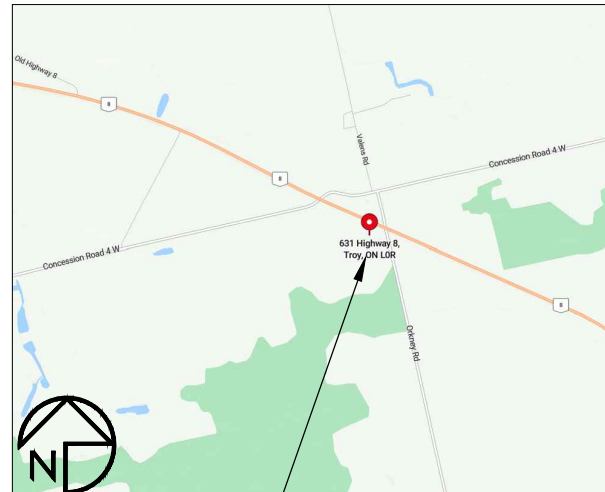
SHEET NO. **SP0.1**

EXISTING HOUSE CONVERTING SINGLE FAMILY DWELLING UNIT WITH ADU - INTERIOR-EXTERIOR ALTERATION & RENOVATIONS

631 HWY 8, HAMILTON, ON

- PERFORMED MODIFICATIONS TO INTERIOR AND EXTERIOR WALLS AND ROOFING, INCLUDING ASSOCIATED STRUCTURAL WORK.
- THE SECOND FLOOR WAS MODIFIED TO INCREASE THE HEIGHT FROM A 1.5-STOREY TO A FULL TWO-STOREY LEVEL.
- THE EXISTING USE OF BUILDING **REMAIN AS IS**.
- THE HOUSES ARE OLDER THAN 5 YEARS.
- NEW HVAC SYSTEM.

SCOPE OF WORK



AREA OF WORK

KEY MAP

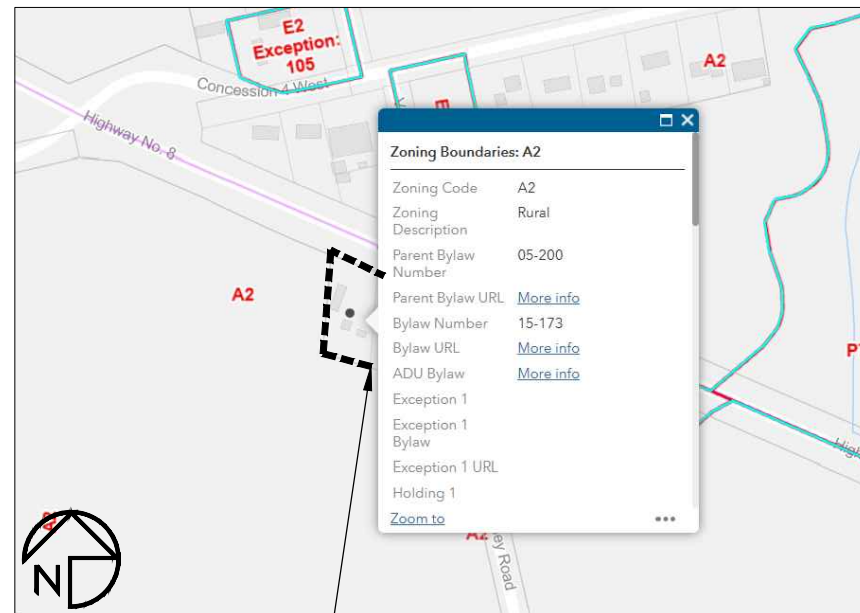


AREA OF WORK

SITE IMAGE



EXISTING BUILDING IMAGE



AREA OF WORK

ZONING MAP

TITLE/SITE	REVISIONS			
	A	B	C	D
	15/04/25	06/06/25		
ARCHITECTUAL				
A0.01 COVER PAGE	•	•		
A0.02 GENERAL NOTES	•	•		
A0.03 WALL & FLOOR ASSEMBLY	•	•		
A0.04 AREA CALCULATION	•	•		
SP1.0 PROPOSED SITE PLAN	•	•		
A1.01 EXISTING BASEMENT PLAN	•	•		
A1.02 EXISTING GROUND FLOOR PLAN	•	•		
A1.03 EXISTING SECOND FLOOR PLAN	•	•		
A2.01 PROPOSED BASEMENT PLAN	•	•		
A2.02 PROPOSED GROUND FLOOR PLAN	•	•		
A2.03 PROPOSED SECOND FLOOR PLAN	•	•		
A2.04 PROPOSED ROOF PLAN	•	•		
A3.01 FRONT ELEVATIONS	•	•		
A3.02 EAST SIDE ELEVATIONS	•	•		
A3.03 WEST SIDE ELEVATIONS	•	•		
A3.04 REAR ELEVATIONS	•	•		
A4.01 WALL SECTIONS	•	•		
A4.02 BUILDING SECTIONS	•	•		
A5.01 DOOR WINDOW SCHEDULE & DETAILS	•	•		
STRUCTURAL				
S1.01 STRUCTURAL NOTES & DETAILS	•	•		
S1.02 PROPOSED DECK FOUN. PLAN & DETAILS	•	•		
S1.03 PROPOSED DECK PLAN AND DETAILS	•	•		

SHEET INDEX

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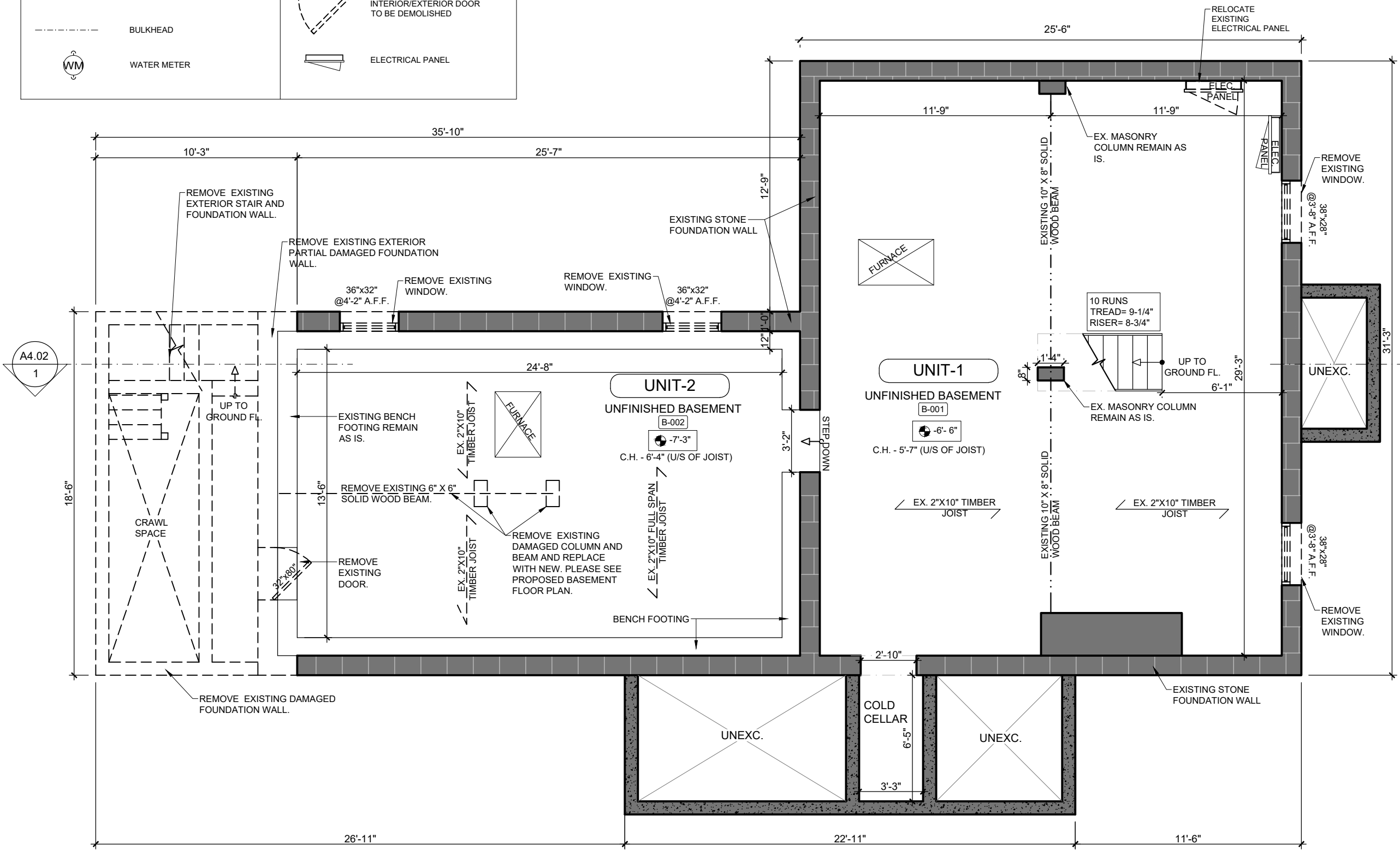
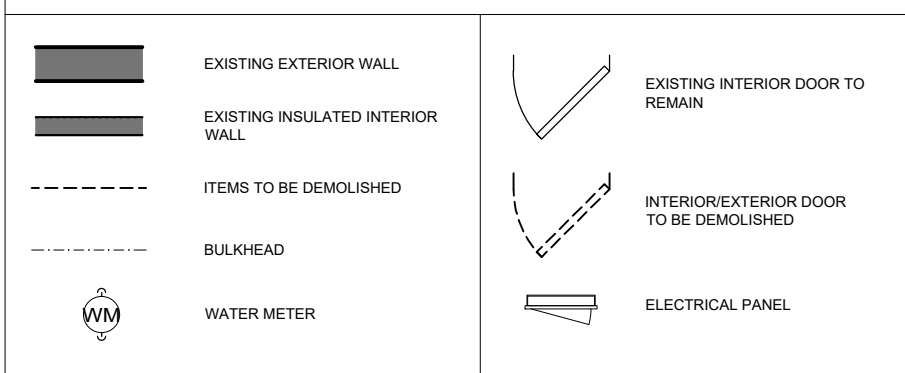
PROJECT NAME:
EXIST. BUILDING INT. - EXT. RENOVATIONS

ADDRESS:
631 HWY 8,
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SHEET NAME
COVER PAGE

SHEET NO. **A0.01**

FLOOR PLAN LEGEND



ARCHITECT/ENGINEER

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Hamilton, ON L8H 3N6
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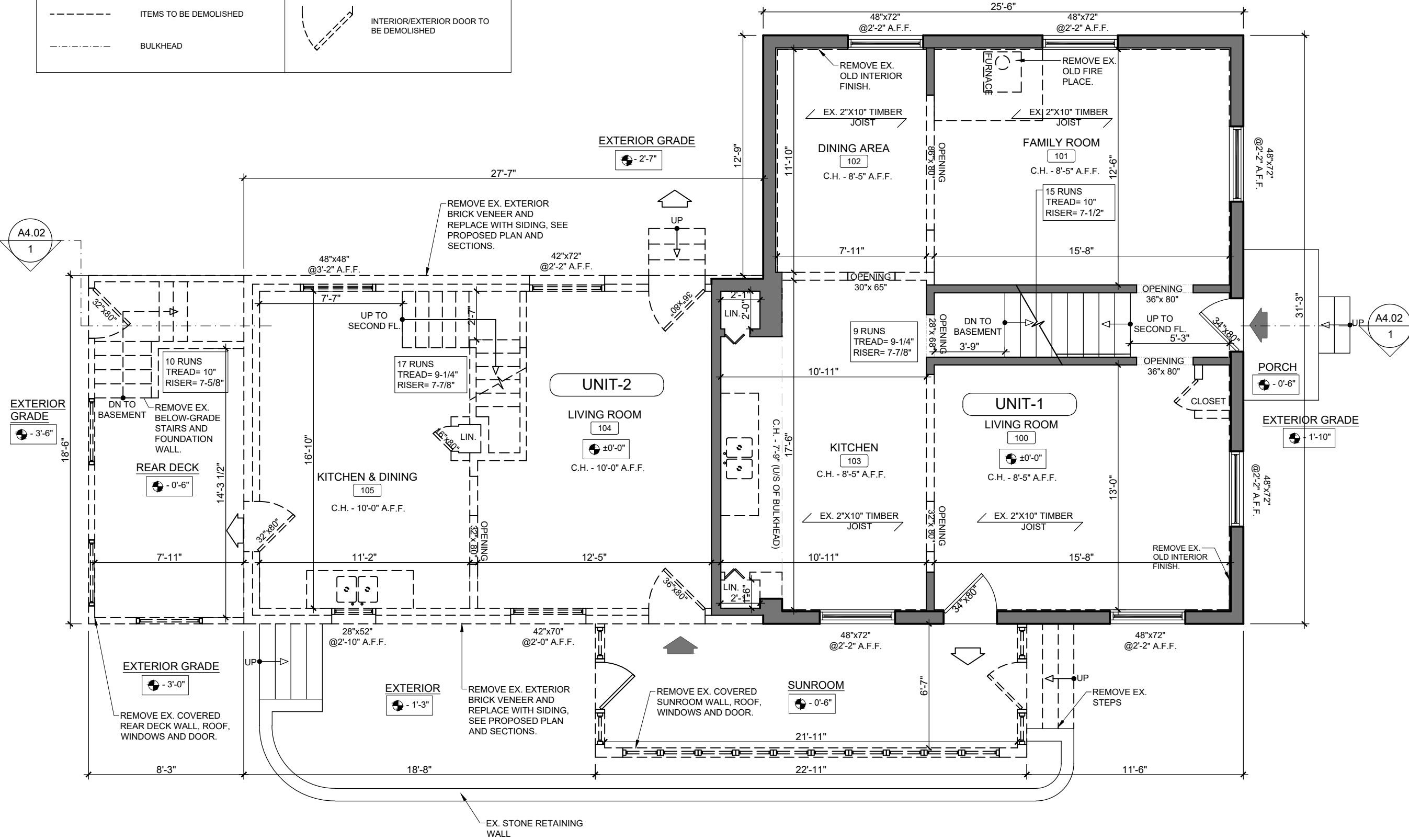
SHEET NAME
EXISTING BASEMENT PLAN

SHEET NO. **A1.01**

1 EXISTING BASEMENT PLAN

Scale: 3/16"=1'-0"

FLOOR PLAN LEGEND	
	EXISTING EXTERIOR WALL
	EXISTING INSULATED INTERIOR WALL
	ITEMS TO BE DEMOLISHED
	BULKHEAD
	EXISTING INTERIOR DOOR TO REMAIN
	INTERIOR/EXTERIOR DOOR TO BE DEMOLISHED



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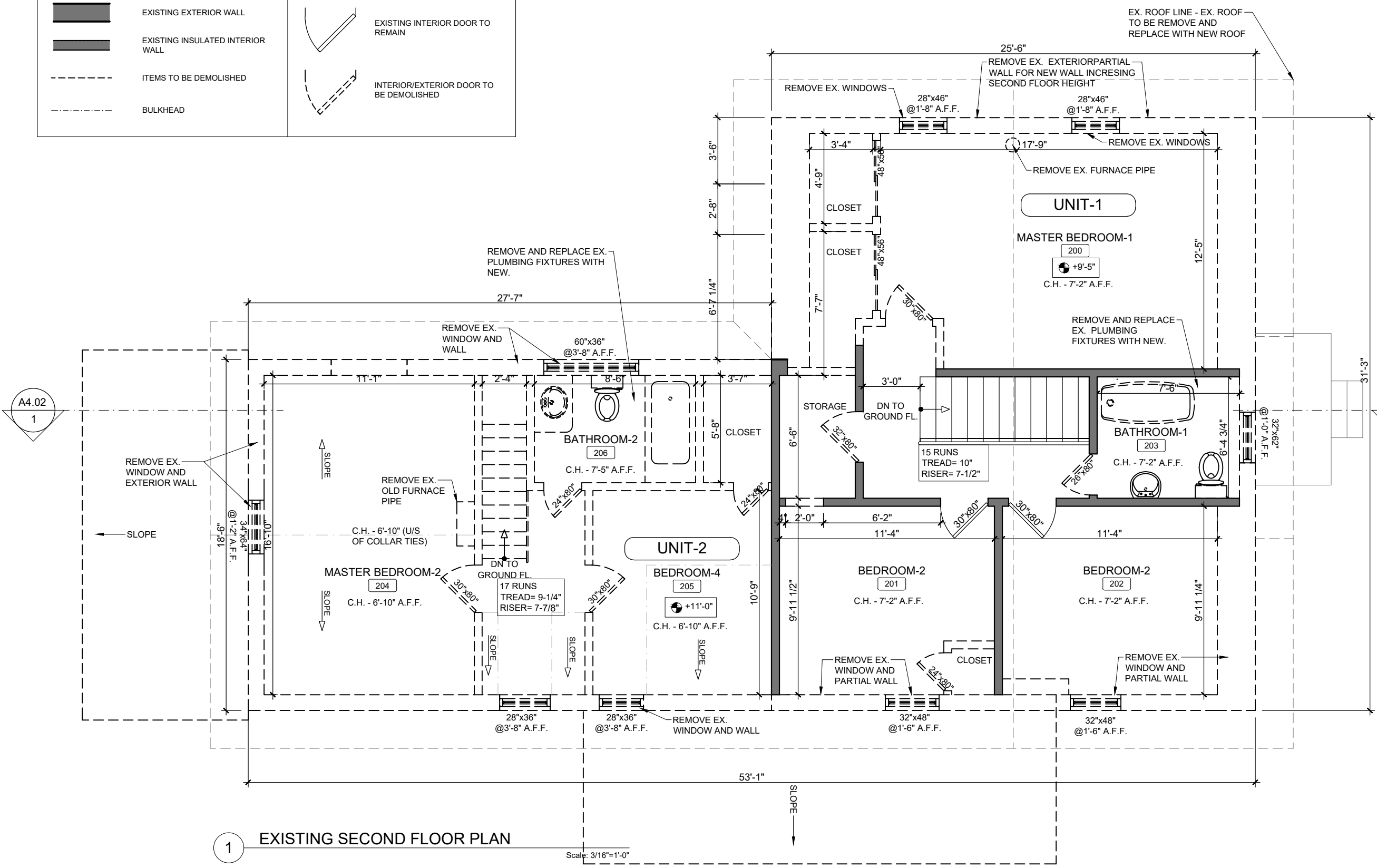
ADDRESS:
631 HWY 8,
HAMILTON, ON.

SHEET NAME
EXISTING GROUND FLOOR PLAN

SHEET NO. **A1.02**

FLOOR PLAN LEGEND

	EXISTING EXTERIOR WALL		EXISTING INTERIOR DOOR TO REMAIN
	EXISTING INSULATED INTERIOR WALL		INTERIOR/EXTERIOR DOOR TO BE DEMOLISHED
	ITEMS TO BE DEMOLISHED		
	BULKHEAD		



1 EXISTING SECOND FLOOR PLAN

Scale: 3/16"=1'-0"

NOTE :
 THE EXISTING ROOF WILL BE DEMOLISHED AND REPLACED, THUS THE PLAN DOES NOT INCLUDE IT. PLEASE REFER TO PROPOSED ROOF PLAN FOR NEW ROOF DESIGN.

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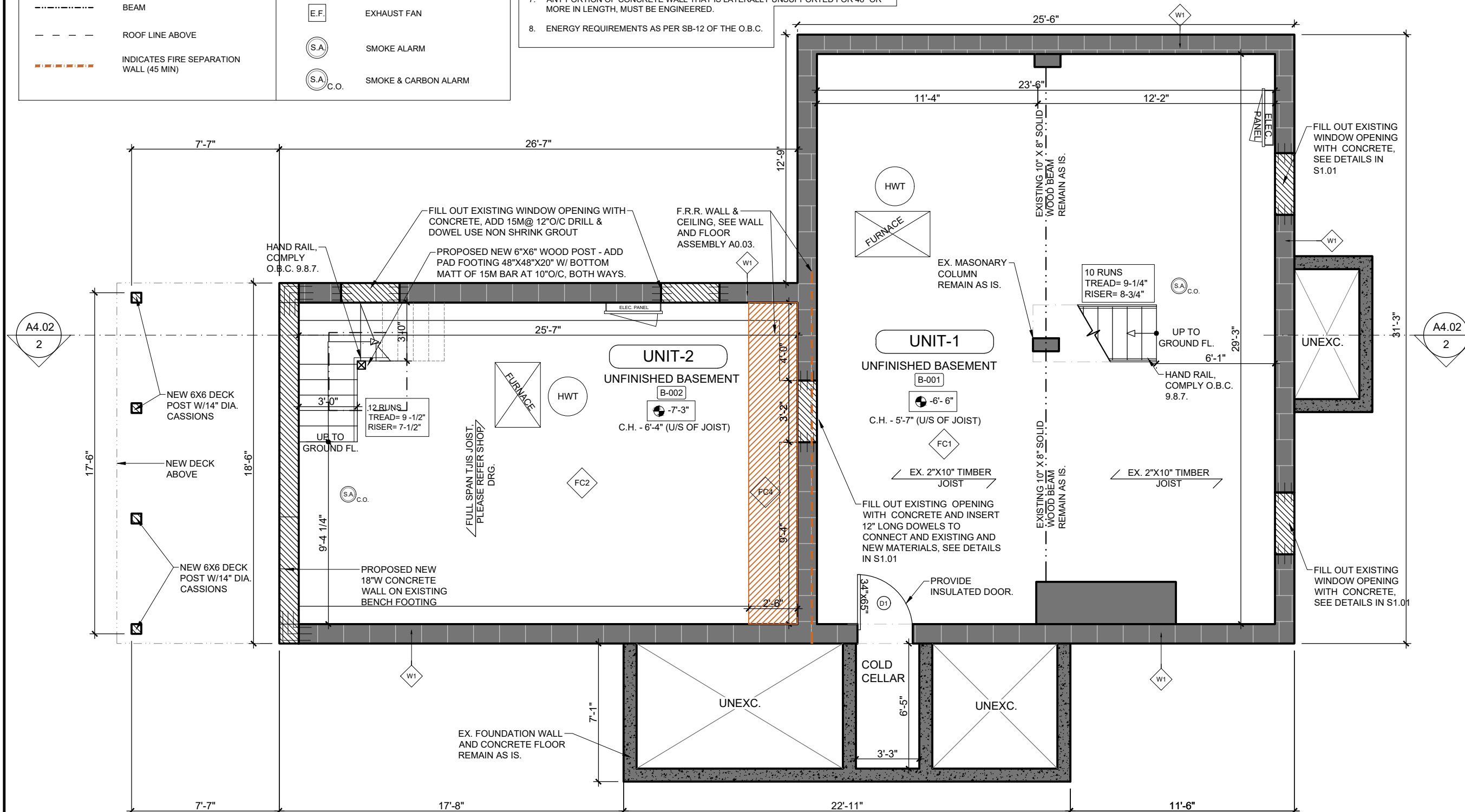
SHEET NO. **A1.03**

FLOOR PLAN LEGEND

	EXISTING EXTERIOR BASEMENT WALL		EXISTING INTERIOR DOOR TO REMAIN
	EXISTING INTERIOR WALL		NEW INTERIOR DOOR
	NEW INTERIOR WALL		SUPPLY AIR-VENT
	BULKHEAD		EXHAUST FAN
	BEAM		S.M.O.K.E. A.L.A.R.M.
	ROOF LINE ABOVE		S.M.O.K.E. & C.A.R.B.O.N. A.L.A.R.M.
	INDICATES FIRE SEPARATION WALL (45 MIN)		

FLOOR CONSTRUCTION NOTES:

1. ALL BEAMS WITH POINT LOADS TO BE SIZED BY PROFESSIONAL ENGINEER.
2. SEE STRUCTURAL DRAWINGS FOR ALL PRE-ENGINEER WOOD, HEADERS, BEAMS, COLUMNS, AND WOOD IS.
3. ALL SUB FLOORS SCREWED & GLUED TO FLOOR JOISTS.
4. PROVIDE ENGINEERING LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 40 FEET.
5. ALL SWITCHES AND OUTLETS TO BE INSTALLED AS PER PART 9.34.2 OF THE O.B.C.
6. ALL LEVEL BEAMS@ HEADERS TO BE PRE ENGINEERED BY LVL SUPPLIER.
7. ANY PORTION OF CONCRETE WALL THAT IS Laterally UNSUPPORTED FOR 48" OR MORE IN LENGTH, MUST BE ENGINEERED.
8. ENERGY REQUIREMENTS AS PER SB-12 OF THE O.B.C.



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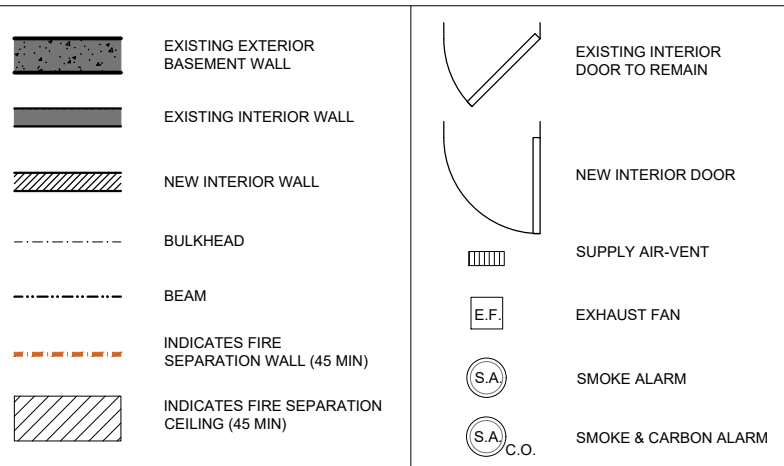
PROJECT NAME:
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SHEET NAME
 PROPOSED BASEMENT FLOOR PLAN

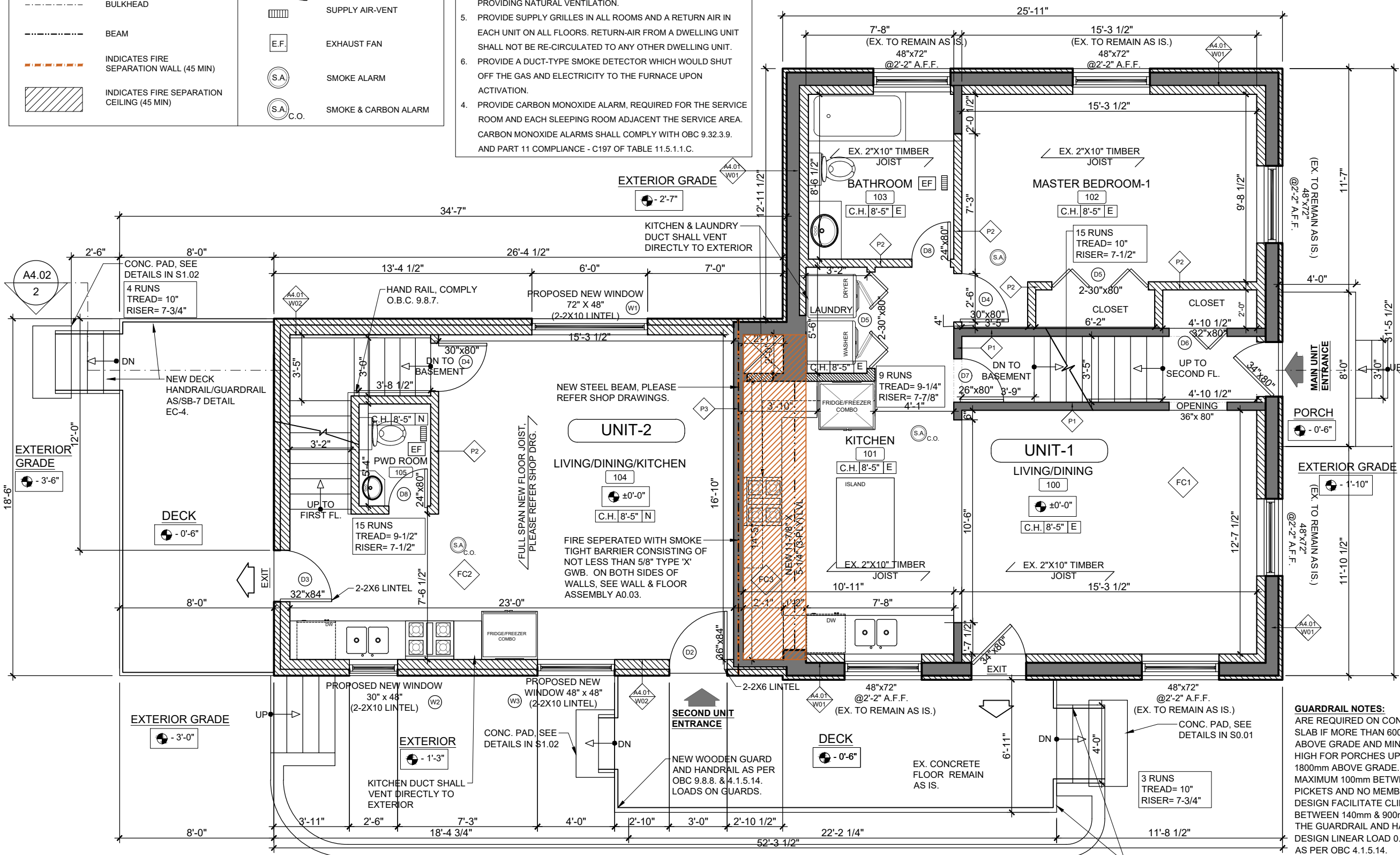
SHEET NO. **A2.01**

FLOOR PLAN LEGEND



MECHANICAL NOTES:

1. PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE.
2. SMOKE ALARMS: INTERCONNECTED W/ VISUAL SIGNAL, AND ON BATTERY BACKUP.
3. SMOKE ALARMS SHALL COMPLY WITH OBC 9.10.19. AND PART 11 COMPLIANCE - C175 OF TABLE 11.5.1.1.C.
4. PROVIDE EXHAUST FANS OVER KITCHEN RANGES, WITHIN BATHROOM AND ALL ROOMS NOT EQUIPPED WITH A WINDOW PROVIDING NATURAL VENTILATION.
5. PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURN-AIR FROM A DWELLING UNIT SHALL NOT BE RE-CIRCULATED TO ANY OTHER DWELLING UNIT.
6. PROVIDE A DUCT-TYPE SMOKE DETECTOR WHICH WOULD SHUT OFF THE GAS AND ELECTRICITY TO THE FURNACE UPON ACTIVATION.
4. PROVIDE CARBON MONOXIDE ALARM, REQUIRED FOR THE SERVICE ROOM AND EACH SLEEPING ROOM ADJACENT THE SERVICE AREA. CARBON MONOXIDE ALARMS SHALL COMPLY WITH OBC 9.32.3.9. AND PART 11 COMPLIANCE - C197 OF TABLE 11.5.1.1.C.



1 PROPOSED GROUND FLOOR PLAN
Scale: 3/16"=1'-0"

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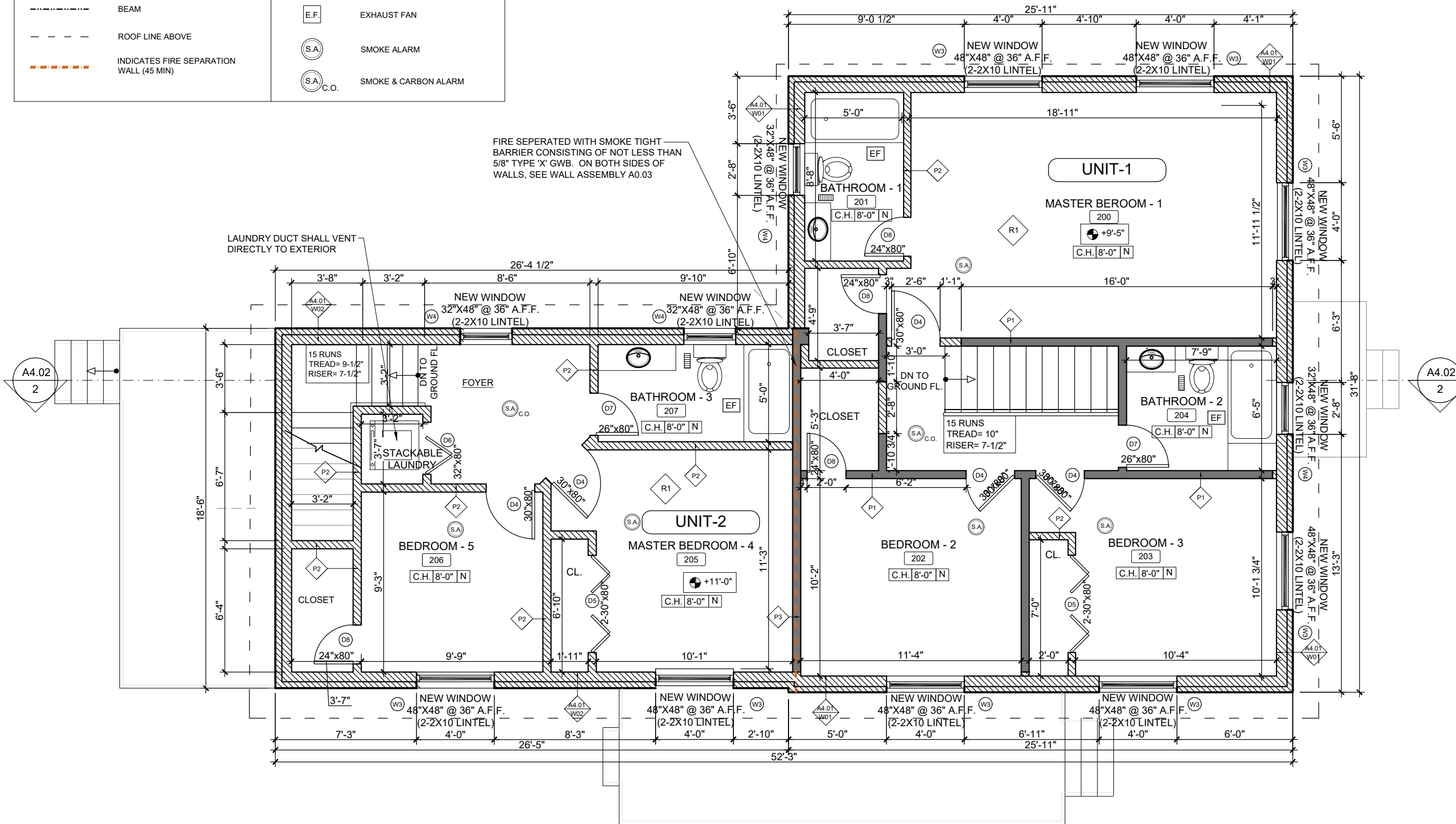
SHEET NAME
PROPOSED GROUND FLOOR PLAN

SHEET NO. **A2.02**

GUARDRAIL NOTES:
ARE REQUIRED ON CONCRETE SLAB IF MORE THAN 600mm ABOVE GRADE AND MIN. 900mm HIGH FOR PORCHES UP TO 1800mm ABOVE GRADE. MAXIMUM 100mm BETWEEN PICKETS AND NO MEMBER DESIGN FACILITATE CLIMBING BETWEEN 140mm & 900mm. THE GUARDRAIL AND HANDRAIL DESIGN LINEAR LOAD 0.73KN/m AS PER OBC 4.1.5.14.

FLOOR PLAN LEGEND

	EXISTING EXTERIOR BASEMENT WALL		EXISTING INTERIOR DOOR TO REMAIN
	EXISTING INTERIOR WALL		NEW INTERIOR DOOR
	NEW INTERIOR WALL		SUPPLY AIR-VENT
	BULKHEAD		EXHAUST FAN
	BEAM		SMOKE ALARM
	ROOF LINE ABOVE		SMOKE & CARBON ALARM
	INDICATES FIRE SEPARATION WALL (45 MIN)		



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Scale: 3/16"=1'-0"

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EXIST. BUILDING INT. - EXT. RENOVATIONS

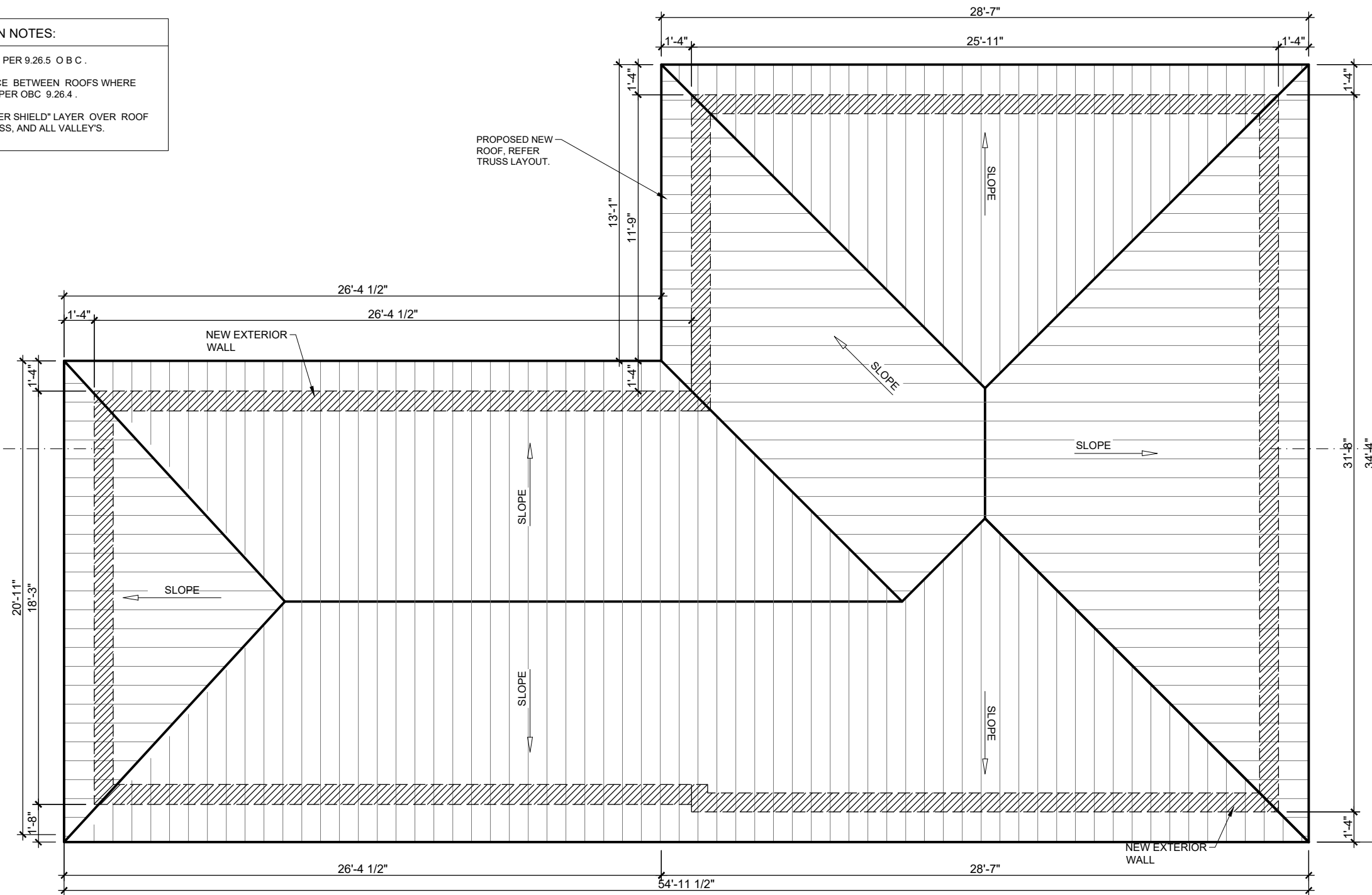
ADDRESS:
631 HWY 8,
HAMILTON, ON.

SHEET NAME
PROPOSED SECOND FLOOR PLAN

SHEET NO. **A2.03**

ROOF CONSTRUCTION NOTES:

1. EAVE PROTECTION AS PER 9.26.5 O.B.C.
2. FLASHING AT INTERFACE BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4.
3. PROVIDE "ICE AND WATER SHIELD" LAYER OVER ROOF SLOPES OF 3/12 AND LESS, AND ALL VALLEY'S.



PROPOSED NEW ROOF, REFER TRUSS LAYOUT.

NEW EXTERIOR WALL

NEW EXTERIOR WALL

A4.02
2

A4.02
2

1 PROPOSED ROOF PLAN
Scale: 3/16"=1'-0"

NOTE :
PLEASE REFER ROOF FRAMING SHOP DRAWINGS ATTACHED WITH THE APPLICATION.

ARCHITECT/ENGINEER



R&R DESIGNS
92 Stapleton Ave.
Hamilton, ON L8H 3N6
Tel: 905.547-8668
Richie Khanna
richie@r-rdesigns.net
www.r-rdesigns.net

NOTES:

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REVISIONS

NO.	DESCRIPTION	DATE
△	ISSUED FOR PERMIT	14-04-25
↑	REV. FOR PERMIT	14-07-25
△		
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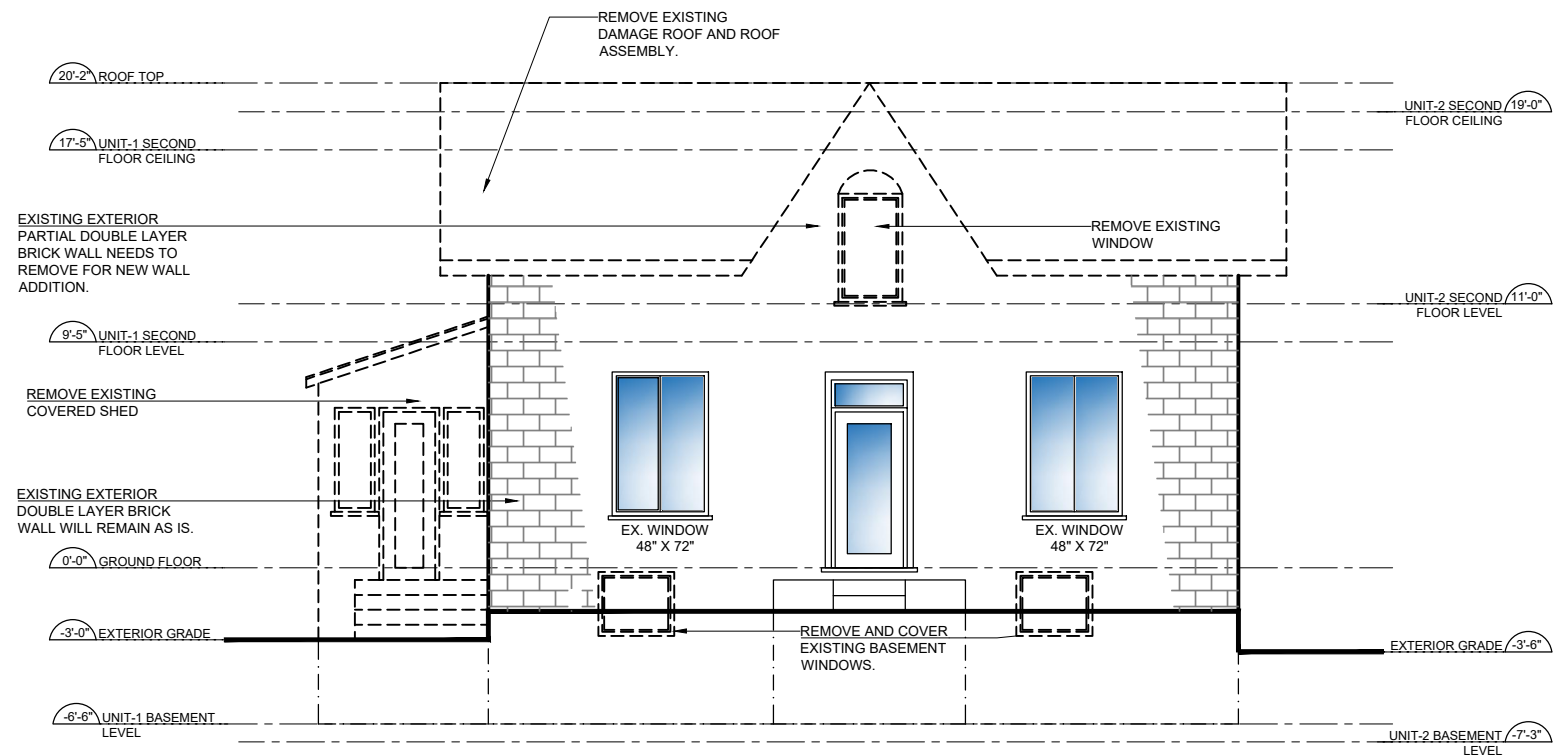
NORTH FILE #. 2025-RR06

DRAWN BY: B.P.
REVIEWED BY: R.K.
DATE: APR 2025

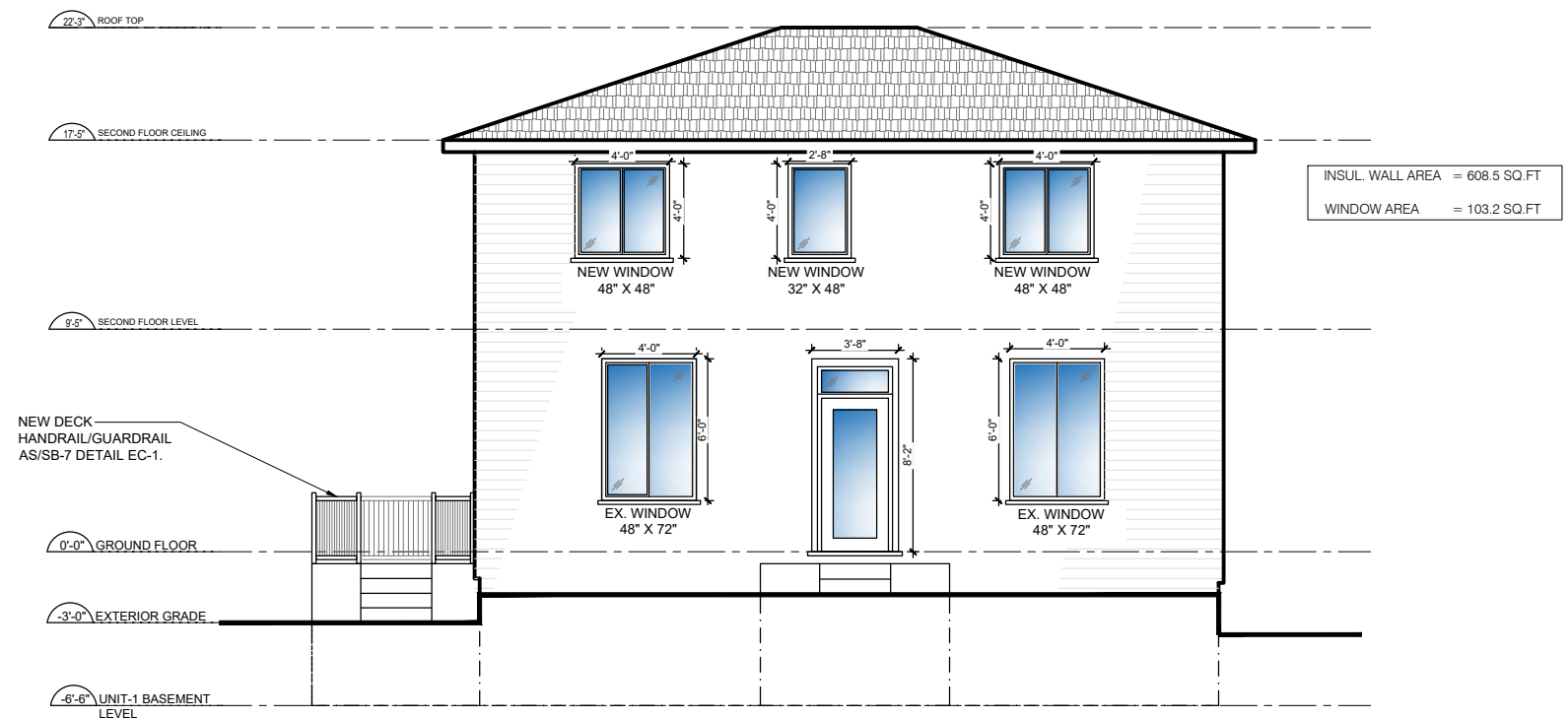
PROJECT NAME:
EXIST. BUILDING INT. - EXT. RENOVATIONS
ADDRESS:
631 HWY 8,
HAMILTON, ON.

SHEET NAME
PROPOSED ROOF PLAN

SHEET NO. **A2.04**



1 EXISTING FRONT ELEVATION
Scale: 1/8"=1'-0"



2 PROPOSED FRONT ELEVATION
Scale: 1/8"=1'-0"

- ELEVATION CONSTRUCTION NOTES:**
- EAVE PROTECTION AS PER 9.26.5 O B C .
 - FLASHING AT INTERFACE BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4 .
 - PROVIDE "ICE AND WATER SHIELD" LAYER OVER ROOF SLOPES OF 3/12 AND LESS, AND ALL VALLEYS.
 - PROVIDE WEEPER IN ALL WINDOW WELLS AND FILL IN WITH 3/4" CLEAR STONE.
 - SLOPE GRADE AWAY FROM HOUSE. MINIMUM 6" DROP FOR 6'-0" DISTANCE AWAY FROM HOUSE.
 - CONTRACTOR TO VERIFY ALL EXISTING GRADES AND ALL FINISHED GRADES ON SITE.
 - CONFIRM LOCATION AND DEPTH OF FOUNDATION WALL STEP DOWNS ON SITE.
 - PROVIDE ENGINEERED LINTELS FOR ALL OPENINGS SUPPORTING TRUSSES SPANNING MORE THAN 40 FEET.
 - ANY PORTION OF CONCRETE WALL THAT IS LATERALLY UNSUPPORTED FOR 48" OR MORE IN LENGTH, MUST BE ENGINEERED.
 - ENERGY REQUIREMENTS AS PER SB-12 OF OBC.

ARCHITECT/ENGINEER

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NORTH

FILE #. 2025-RR06

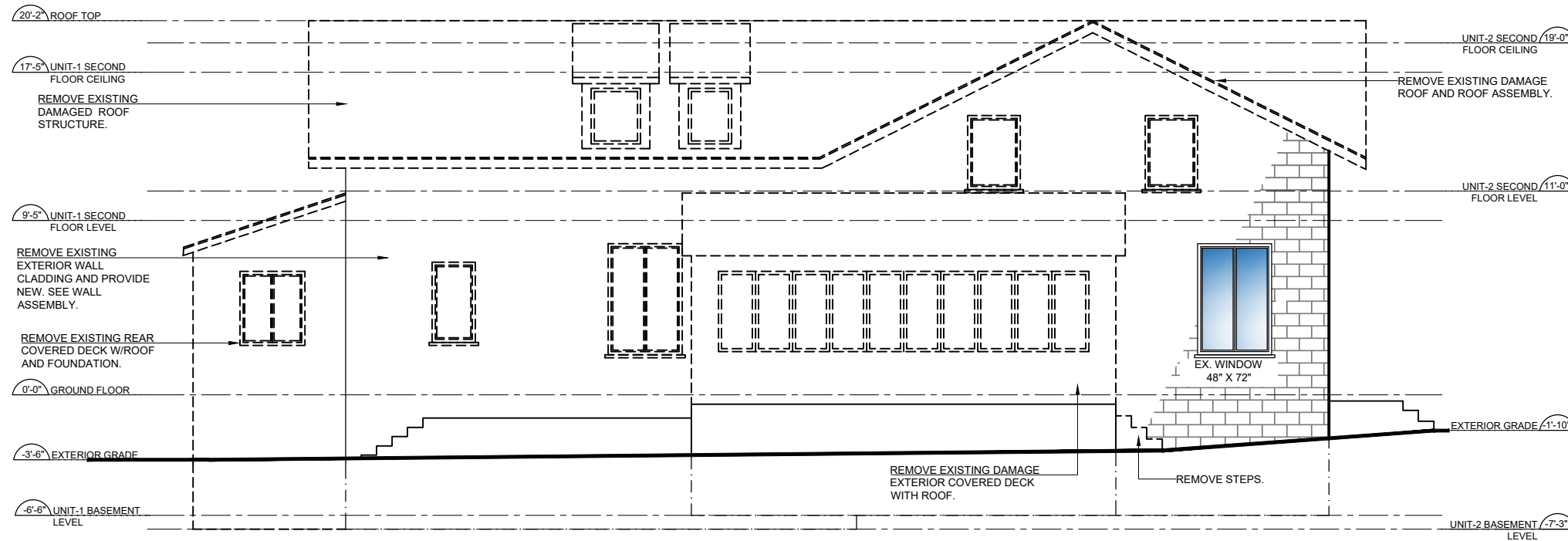
DRAWN BY: B.P.
REVIEWED BY: R.K.
DATE: APR 2025

PROJECT NAME:
EXIST. BUILDING INT. - EXT. RENOVATIONS

ADDRESS:
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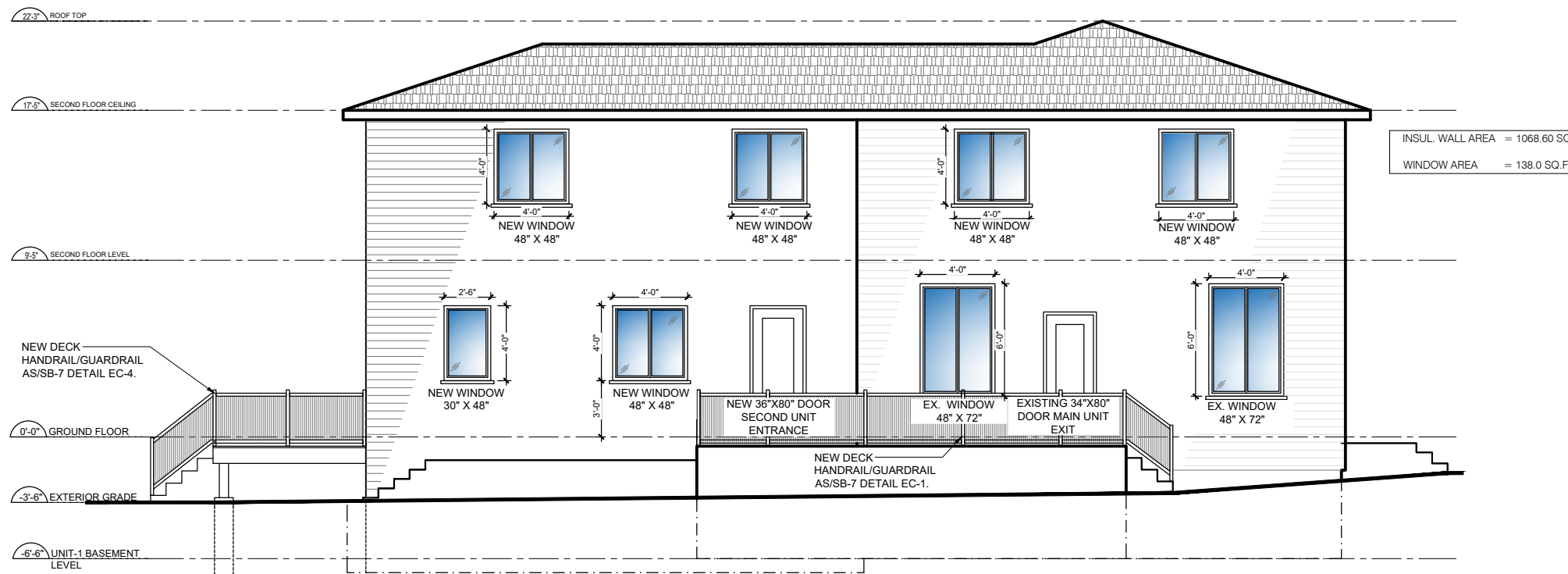
SHEET NAME
FRONT ELEVATION

SHEET NO. **A3.01**



1 EXISTING EAST SIDE ELEVATION

Scale: 1/8"=1'-0"



2 PROPOSED EAST SIDE ELEVATION

Scale: 1/8"=1'-0"

SPATIAL CALCULATION:	
AREA OF EXPOSED BLDG. FACE =	989.0 Sq.ft (91.9 Sq.m)
UNPROTECTED OPENING AREA =	185.0 Sq. ft
PERMITTED UNPROTECTED OPENING % =	100.0%
PROPOSED UNPROTECTED OPENING % =	18.7%

INSUL. WALL AREA = 1068.60 SQ.FT
WINDOW AREA = 138.0 SQ.FT

ARCHITECT/ENGINEER

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WWW.R-DESIGNS.NET

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NORTH

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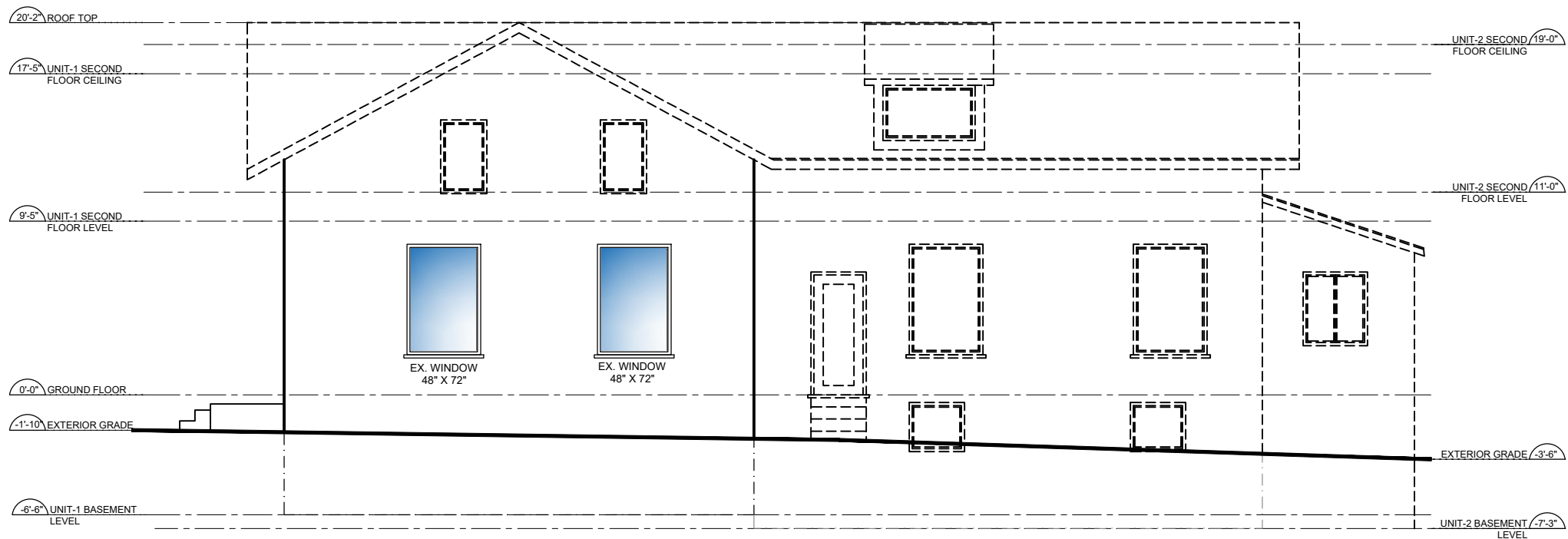
DRAWN BY: B.P.
REVIEWED BY: R.K.
DATE: APR 2025

PROJECT NAME:
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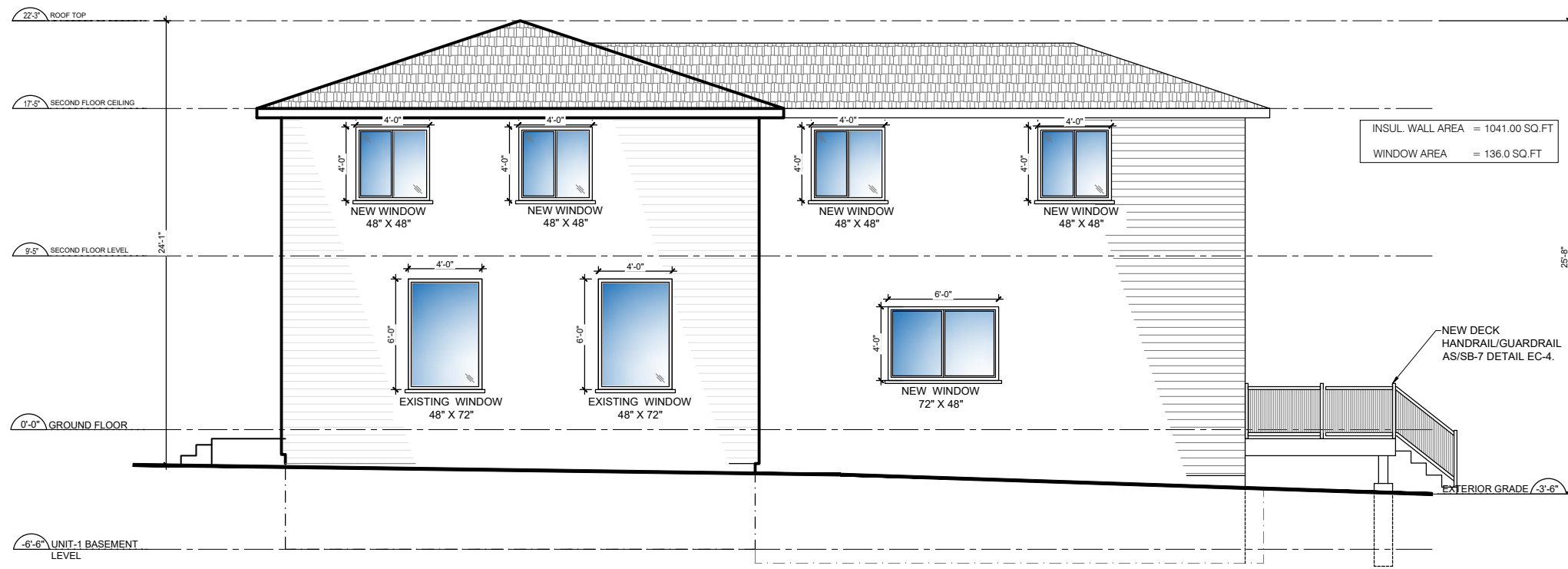
ADDRESS:
631 HWY 8,
HAMILTON, ON.

SHEET NAME
EAST SIDE ELEVATION

SHEET NO. **A3.02**



1 EXISTING WEST SIDE ELEVATION
Scale: 1/8"=1'-0"



2 PROPOSED WEST SIDE ELEVATION
Scale: 1/8"=1'-0"

SPATIAL CALCULATION:

(PART-1)
AREA OF EXPOSED BLDG. FACE = 491.90 Sq.ft (45.7 Sq.m)
UNPROTECTED OPENING AREA = 80.00 Sq. ft
PERMITTED UNPROTECTED OPENING % = 28.0%
PROPOSED UNPROTECTED OPENING % = 16.3%

SPATIAL CALCULATION:

(PART-2)
AREA OF EXPOSED BLDG. FACE = 524.05 Sq.ft (48.7 Sq.m)
UNPROTECTED OPENING AREA = 45.3 Sq. ft
PERMITTED UNPROTECTED OPENING % = 51.0%
PROPOSED UNPROTECTED OPENING % = 8.6%

ARCHITECT/ENGINEER

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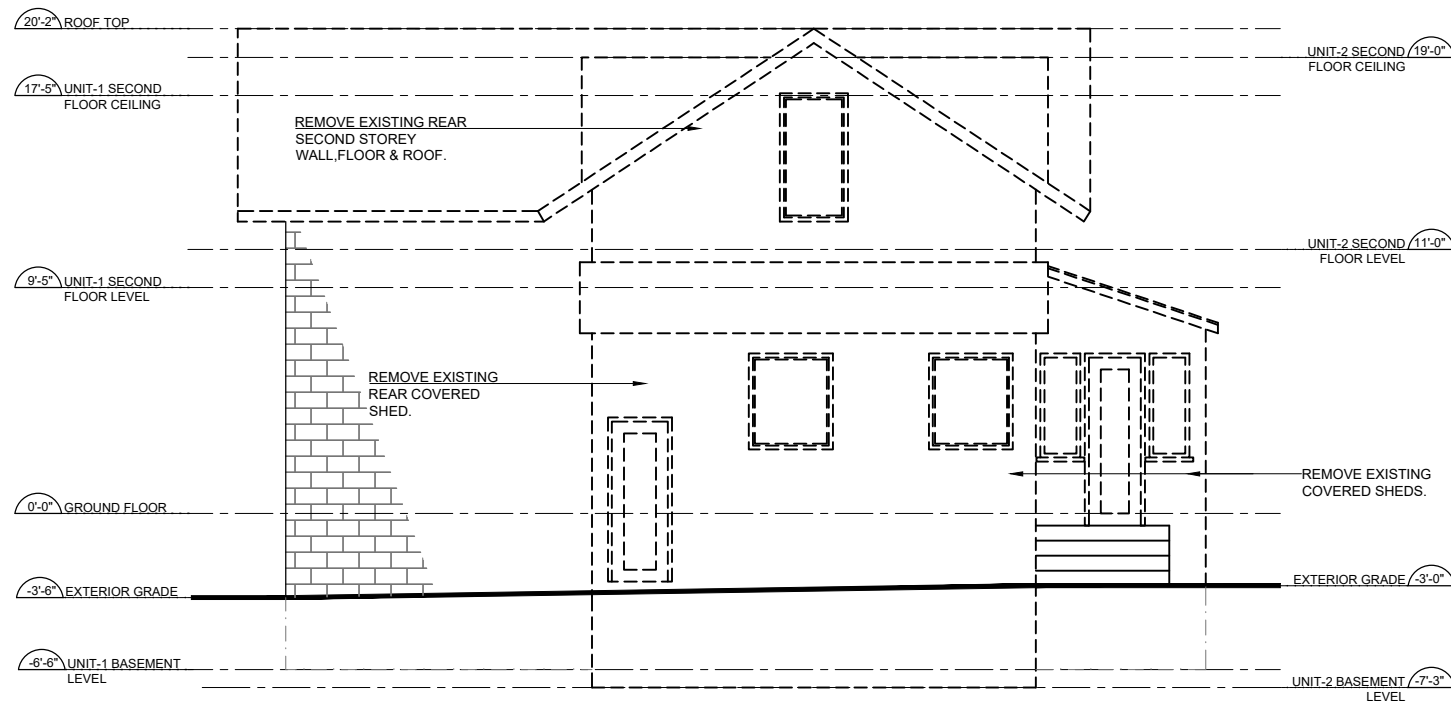
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	REVIEWED BY:	R.K.
	DATE:	APR 2025

PROJECT NAME:
EXIST. BUILDING INT. - EXT. RENOVATIONS

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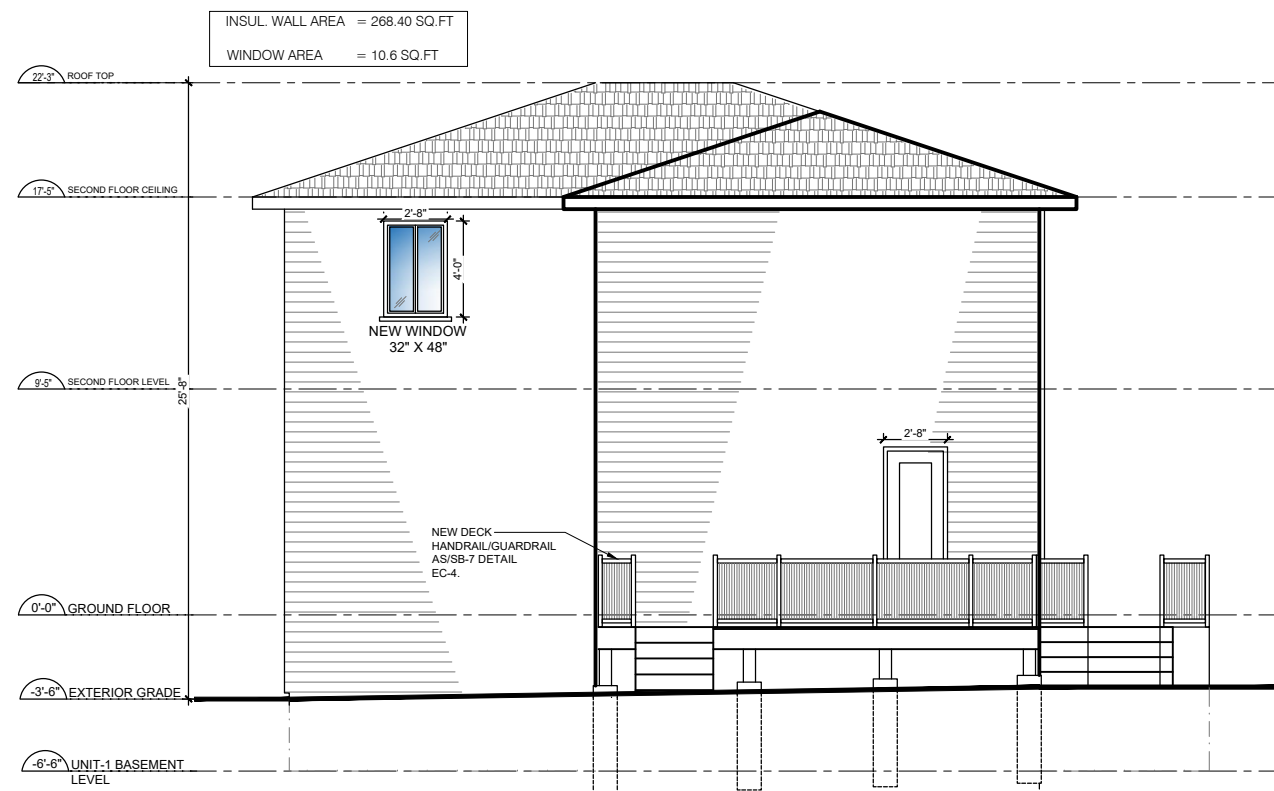
SHEET NAME
WEST SIDE ELEVATION

SHEET NO. **A3.03**



1 EXISTING REAR ELEVATION

Scale: 1/8"=1'-0"



2 PROPOSED REAR ELEVATION

Scale: 1/8"=1'-0"

ARCHITECT/ENGINEER



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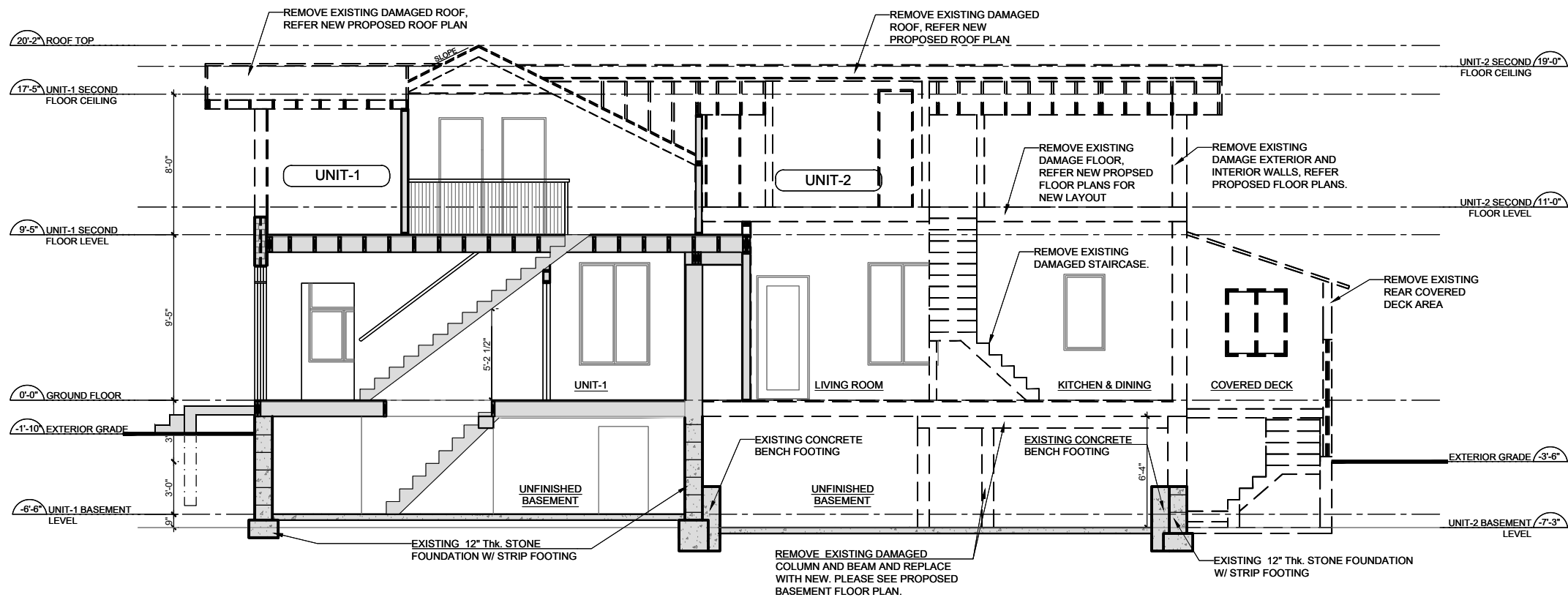
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PROJECT NAME:
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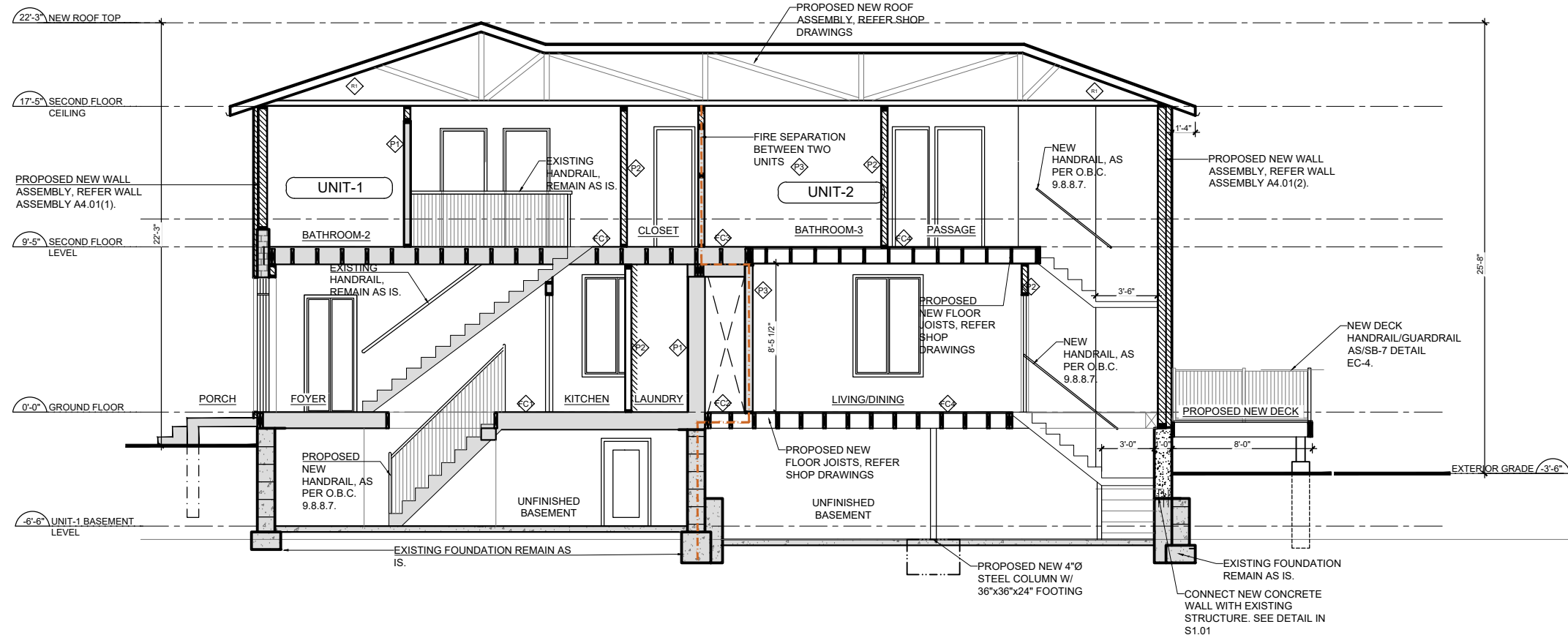
SHEET NAME
 REAR ELEVATION

SHEET NO. **A3.04**



1 EXISTING BUILDING SECTION

Scale: 1/8"=1'-0"



2 PROPOSED BUILDING SECTION

Scale: 1/8"=1'-0"

ARCHITECT/ENGINEER



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PROJECT NAME:
 EXIST. BUILDING INT. - EXT.
 RENOVATIONS

ADDRESS:
 631 HWY 8,
 HAMILTON, ON.

SHEET NAME
 BUILDING SECTION

SHEET NO. **A4.02**



Hamilton

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS
Registered Owners(s)	JENNA JOHNSTON	[REDACTED]
Applicant(s)	RICHIE KHANNA R&R DESIGNS LTD.	
Agent or Solicitor	RICHIE KHANNA R&R DESIGNS LTD.	

1.2 Primary contact Owner Applicant Agent/Solicitor

1.3 Sign should be sent to Owner Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent [REDACTED]

1.5 All correspondence may be sent by email Yes* No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type In person Credit over phone*
 Cheque [REDACTED]

*Must provide number above

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	631 HWY NO. 8, HAMILTON, ON. L9H 5E1		
Assessment Roll Number	2518 301 340 02600		
Former Municipality	HAMILTON		
Lot	24	Concession	3
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

We are requesting a variance to allow a lot size of 0.25 ha for a single dwelling with an accessory dwelling unit (ADU), whereas the zoning by-law requires a minimum of 0.6 ha for such a use. This results in a lot size deficiency of 0.35 ha under the A2 zoning requirements (4.33.3.) for converting a single dwelling into a two-unit dwelling with an ADU.

Second Dwelling Unit Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

The primary reason for non-compliance with the zoning by-law is that the lot is existing and cannot be enlarged to meet the current minimum lot size requirement. The proposal involves no changes to the existing building footprint; the intent is solely to convert the existing dwelling into a two-unit dwelling by adding an ADU within the current structure. The proposed ADU can be accommodated on-site without any negative impact on neighboring properties, local infrastructure, or the rural character of the area. The variance would support gentle residential intensification while respecting the existing built form and surrounding land use.

3.3 Is this an application 45(2) of the Planning Act.

Yes No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
36.72m	69.82m	2549.7 Sq. m	Approx 8.7m

4.2 Location of all buildings and structures on or proposed for the subject lands:
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Semi-detached	20.89m	33.11m	20.11m, 3.10m	Before 1990, as per some records
Existing Garage	45.65m	19.67m	16.25m, 11.95m	

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Single Dwelling w/ADU	20.82m	33.40m	21.05m, 3.04m	Withing 4-6 months. construction will commence once the client receives the city permit.
Rear yard Deck	Attached to the House	31.05m	27.47m, 3.89m	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Semi-detached	~120.9 Sq.m	~242 Sq.m	1.5	±7.25 m
Existing Garage	~40.8 Sq.m	~40.8 Sq.m	1	3.5m

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Single Dwelling w/ADU	~124.0 Sq.m	~248.0 Sq.m	2	±7.83 m
Rear yard Deck	~14.0 Sq.m	~14.0 Sq.m	-	0.5m Above from Grade

- 4.4 Type of water supply: (check appropriate box)
- publicly owned and operated piped water system
 - privately owned and operated individual well

- lake or other water body
- other means (specify)

- 4.5 Type of storm drainage: (check appropriate boxes)
- publicly owned and operated storm sewers
 - swales

- ditches
- other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

- publicly owned and operated sanitary sewage
- system privately owned and operated individual
- septic system other means (specify) _____

4.7 Type of access: (check appropriate box)

- provincial highway
- municipal road, seasonally maintained
- municipal road, maintained all year
- right of way
- other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):
Single Detached dwelling unit with ADU

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
Semi-detached house

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:
January 18, 2025

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Semi-detached house

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)
Semi-detached house

7.4 Length of time the existing uses of the subject property have continued:
Approx 75 years older, as per some records.

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Schedule D (Rural Land Use)

Rural Settlement Area: R_ - Agriculture with Rural

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? A2 Rural

7.8 Has the owner previously applied for relief in respect of the subject property?
(Zoning By-law Amendment or Minor Variance)

- Yes
- No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes

No

If yes, please provide the file number: _____

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 2

8.2 Number of Dwelling Units Proposed: 2

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study
